

TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT

PROPERTY ADDRESS	PSE&G Steel Tower #12/4 (R-L) off Long Hill Road		
BLOCK(S)	13908	LOT(S)	15.01
		ZONE	C Conservation
APPLICANT	New Cingular Wireless PCS, LLC ("AT&T")		TELEPHONE 973-401-1111
	One AT&T Way, Bedminster, NJ 07921		
	<i>ADDRESS (if different from above)</i>		EMAIL cquinn@pinilishalpern.com
	Public Service Electric and Gas Company (PSE&G)		
PROPERTY OWNER	<i>(if different from above)</i>		TELEPHONE
	ADDRESS 80 Park Plaza, Newark, NJ 07102		EMAIL
ATTORNEY*	Christopher J. Quinn, Esq.		TELEPHONE 973-401-1111
	<i>*REQUIRED for Corporations, LLC or Limited Partnerships</i>		
	ADDRESS PinilisHalpern, LLP, 160 Morris Street		EMAIL cquinn@pinilishalpern.com
	Morristown, NJ 07960		
ENGINEER or SURVEYOR	Alec S. Norris, PE		TELEPHONE 856-797-0142 ext. 4145
	ADDRESS Colliers Engineering & Design		EMAIL alec.norris@colliersengineering.com
	2000 Midlantic Drive, Suite 100, Mount Laurel, NJ 08054		
ARCHITECT	N/A		TELEPHONE
	ADDRESS		EMAIL
OTHER			TELEPHONE
	ADDRESS		EMAIL

APPLICANT MUST PROVIDE AN ADDENDUM / STATEMENT OF FACTS IN SUPPORT OF THE APPLICATION.
 Provide written statement on a separate sheet or on the form provided stating what the Applicant is proposing to do, what variances are requested and the reasons why variances are needed.

Has there been a previous variance appeal or approval of any development application (i.e. site plan, subdivision or conditional use) involving the property? YES NO *If YES, attach copies of the decisions and/or resolutions. (see enclosed Resolutions)*

Is the property in a density modification subdivision? YES NO

THIS BOX FOR OFFICE USE ONLY			
DATE OF SUBMISSION:		APPLICATION NUMBER:	
SITE PLAN _____	SUBDIVISION _____	BULK VARIANCES _____	USE VARIANCE _____ OTHER _____
PLANNING BOARD _____	ZONING BOARD _____	MEETING DATE:	



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROPERTY ADDRESS PSE&G Steel Tower #12/4 (R-L) off Long Hill Road

BLOCK(S) 13908 **LOT(S)** 15.01

APPLICANT New Cingular Wireless PCS, LLC ("AT&T")

I affirm that all statements in this submitted application are true.

Christopher J. Quinn,
Attorney for Applicant

May 20, 2021

Signature of Applicant

Print Name

Date

SUBMISSION REQUIREMENT

For all applications, **FIVE (5) COLLATED sets of all COMPLETED and SIGNED application forms** are required for submission to the Planning & Zoning Coordinator for completeness review. For any/all subsequent changes or updates to a pending application, five (5) copies are also required for resubmissions. All required documents are listed in the Application Checklists.

Once an application is deemed complete and scheduled for a hearing, fifteen (15) collated sets of the application forms must be submitted to the Planning & Zoning Coordinator for distribution to the appropriate Board.

ESCROW DEPOSITS

In accordance with the Ordinances of the Township of Long Hill, escrow accounts are established to cover the cost of professional services including but not limited to planning, engineering, legal and other expenses associated with the review of submitted materials. If additional sums are deemed necessary, the Planning & Zoning Coordinator will notify the Applicant of the required additional amount. **Please note: without sufficient funds in an Applicant's escrow account, the review and subsequent scheduling of the application for a meeting will cease until such time that the Applicant has replenished the escrow account as per the Planning & Zoning Coordinator's request.**

Sums not utilized in the application process shall be returned upon written request by the Applicant and after verification that all Board expenses have been satisfied. A W-9 Form (Request for Taxpayer Identification Number and Certification) must be completed and submitted with any escrow deposits.



TOWNSHIP OF LONG HILL

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GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ADDENDUM Statement of Facts in Support of an Application

Applicant: New Cingular Wireless PCS, LLC ("AT&T")

Property Address: PSE&G Steel Tower #12/4 (R-L) off Long Hill Road

Block: 13908

Lot(s): 15.01

Date:

Statement of Facts to include the following:

- Present and/or previous use of the building(s) and premises.
- Detailed description of the proposed use.
- Detailed description of the proposed improvements to the building(s) and premises.
- What conditions are preventing the Applicant from complying with the Zoning Ordinance?
- Any other detailed information to further explain what the Applicant proposes for the building(s) and premises.

See attached Proposal.

Proposed collocation on approved T-Mobile temporary structure during PSE&G construction project. Wireless attachments installed on T-Mobile structure with related ground equipment to be located on the ballast frame.



TOWNSHIP OF LONG HILL
 COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

CHECKLIST WAIVER REQUEST FORM
 Use for Checklists A, B & SPW

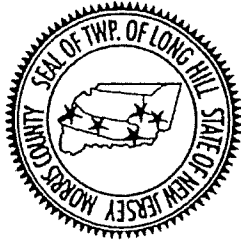
Applicant: New Cingular Wireless PCS, LLC ("AT&T")

Property Address: PSE&G Steel Tower #12/4 (R-L) off Long Hill Road

Block: 13908 **Lot(s):** 15.01 **Date:**

ITEM #	EXPLANATION FOR WAIVER REQUEST
5	Protective covenants or deed restrictions due to the temporary and de minimus nature of this proposed project.
8	Partial waiver for wooded and landscaped area due to large size of right of way and small size of proposed facility and no impact on the same.
30	Critical areas information due to large size of right of way and small size of proposed facility and no impact on the same.
31	Critical areas map due to large size of right of way and small size of proposed facility and no impact on the same.
32	Hydraulic calculations due to the de minimis nature of proposal and no impact on drainage.
35	Rapid access key box, but arrangements for FD access can be arranged if necessary.
41	Drainage calculations showing capacity of pipes due to di minimus nature of proposal and no impact on drainage.
49	Plans, profiles, etc. of streets, curbing and sidewalks as proposal will have no impact on the same.

If additional waivers are requested, please use another form to continue.



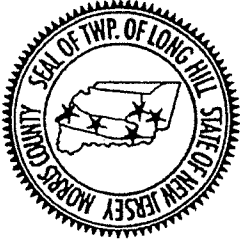
TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
 GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

ZONING TABLE

FILL IN ALL APPLICABLE BOXES

Property Address: PSE&G Steel Tower #12/4 (R-L) off Long Hill Road				
Block: 13908	Lot: 15.01	Zone: C	Total Square Feet: 217,800 s.f.	
Is this property in a density modification subdivision? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
BULK REQUIREMENTS	REQUIRED / ALLOWED	EXISTING	PROPOSED	VARIANCE
Lot Area	3 acres	5 acres	no change	no
Lot Width (Feet)	250 ft	150 ft	no change	existing nonconformity
Floor Area (Square Feet)	1,500 sf	220+/- sf	no change	existing nonconformity
Building Width (Feet)		Existing/Approved:		
Front Yard Setback (Feet)	75 ft	118 ft	no change	no
Side Yard Setback (Feet)	25 ft	5.4 ft	no change	no
Rear Yard Setback (Feet)	50 ft	1350 ft	no change	no
Building Height (Stories & Feet)	2-1/2 stories/35 ft	100 ft approved	87 ft	no
Building Coverage (Percent)				
Lot Coverage (Percent)	15%	8%	8%	no
Floor Area Ratio (FAR – Percent)				
Buffer (Feet)				



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS

GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

INFORMATION REGARDING SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

The State of New Jersey Soil Erosion and Sediment Control Act, Chapter 261, P.L. 1975 defines a project which requires a soil erosion and sediment control certificate as "any disturbance of more than 5,000 square feet of the surface area of land:

- (1) for the accommodation of construction for which the State Uniform Construction Code would require a construction permit, except that the construction of single-family dwelling unit shall not be deemed a "project" under this act unless such unit is part of a proposed subdivision, site plan, conditional use, zoning variance, planned development or construction permit application involving two or more such single-family dwelling units,
- (2) for the demolition of one or more structures,
- (3) for the construction of a parking lot,
- (4) for the construction of a public facility,
- (5) for the operation of any mining or quarrying activity, or
- (6) for the clearing or grading of any land for other than agricultural or horticultural purposes."

Soil Erosion and Sediment Control Certifications must be obtained from:

Morris County Soil Conservation District
Court House
Morristown, New Jersey 07960
Phone: (973) 285-2953 or 538-1552
Fax: (973) 605-8195

Property Address: Long Hill Road, Block 13908; Lot 15.01

This project does not involve work for which a Soil Erosion and Sediment Control Plan Certification is required from the Morris County Soil Conservation District.

This project requires a Soil Erosion and Sediment Control Plan Certification from the Morris County Soil Conservation District. I certify that an application has been made to the Morris County Soil Conservation District for this project.

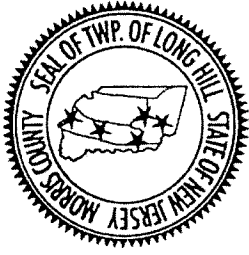

Signature

5/20/21
Date

Christopher J. Quinn, Attorney for Applicant

Print Name

W-POST



TOWNSHIP OF LONG HILL
COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

PROOF OF PAYMENT OF TAXES

Application to: Planning Board Zoning Board of Adjustment

Applicant: New Cingular Wireless PCS, LLC (AT&T)

Property Address: Long Hill Road LONGVIEW TERRACE

Block: 13908 Lot(s): 15.01 ↑

I certify that I am the Attorney for Applicant, New Cingular Wireless PCS LLC (AT&T) for the property described herein and in compliance with and/or N.J.S.A. 40:55D-39e; N.J.S.A. 40:55D-65h; and/or Ordinance #32-88. I hereby request the Tax Collector to determine whether there are delinquent taxes/assessments due.

CK 4-26-21
Signature Date

Christopher J. Quinn, Attorney for Applicant

TAX COLLECTOR'S CERTIFICATION

I DECLARE THAT: All taxes have been paid. Taxes paid through
 All assessments due have been paid. June 30, 2021
 The following are delinquent:

Water Source: City
 Well _____

Sewage Disposal: Sewer
 Septic _____

Maryann DiMarco 5-14-21
Tax Collector's Signature Date

PROPOSAL

Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
One AT&T Way
Bedminster, NJ 07921

Property: Block 13908; Lot 15.01
Long Hill Road
Long Hill Township, New Jersey

The applicant, New Cingular Wireless PCS, LLC (“AT&T”) (“Applicant”) is a federally licensed communications carrier which intends to place six (6) wireless attachments at a maximum height of approximately 87’ on a recently approved temporary ballast-mounted monopole, ground equipment on the ballast frame and other related improvements. The property is located in the C Zone. The use is not permitted in the zone; the Board previously granted a use variance to the Applicant for a wireless attachment telecommunications facility located on a public utility tower on the Property. Applicant has to remove this facility while a new replacement public utility tower is built by PSE&G. T-Mobile recently received use variance approval from the Board to install a temporary ballasted mounted tower on the Property to accommodate its system during the PSE&G construction project. AT&T is proposing to collocate antennas on T-Mobile’s approved temporary pole during PSE&G’s construction and to place related ground equipment on the ballast frame. Applicant is now seeking minor site plan approval for this project.

LEGAL ANALYSIS

AT&T is in the process of building and maintaining a nationwide network for wireless communication services (“WCS”). Presently, AT&T is in the process of building its network throughout New Jersey. AT&T has a federal license issued by the Federal Communications Commission (“FCC”). This license mandates that AT&T provide WCS coverage to its customers.

By way of background, WCS telephones, still commonly referred to as cell phones, operate by transmitting an extremely low power radio signal between the handheld unit and antennas operated by AT&T. In order to function, these antennas must be placed in strategic locations and at appropriate heights throughout the area. The antennas are connected to equipment shelters. To provide continuous service to its customers, there must be a continuous interconnected series of antenna sites, which create a grid pattern similar to a honeycomb. Each site must be placed within a limited area, which is not too close or too far from other sites.

In Long Hill, there is service near the subject property resulting from the existing wireless attachments on the public utility structure. However, during the PS&G construction project, the existing facility will be decommissioned and there be no WCS coverage in the area without the proposed temporary facility. Therefore, anyone attempting to use AT&T’s WCS service would not be able to do so. Without the proposed temporary site, AT&T is unable to provide coverage in the area, which it is mandated to do pursuant to its FCC license.

The beginning impetus for the drive to the next generation of wireless communications began with a Memorandum authored by President William Jefferson Clinton to the heads of all Federal executive departments and agencies which was released October 13, 2000. In his Memorandum, the President established a national priority for a modern wireless telecommunications network in the United States, stating:

[T]he value of wireless communications increased as the number of users and types of use increased. Today's second generation wireless technology increased services and information offered to users and increased competition among providers. Digital "personal communications services" (PCS) provided added messaging and data features, including such services as voice mail, call waiting, text messaging, and, increasingly, access to the World Wide Web. These first and second generation services increased productivity and reduced costs for thousands of businesses as well as Government agencies.

The next generation of wireless technology holds even greater promise. Neither the first nor the second generation of wireless technologies were designed for multi-media services, such as the Internet. Third generation wireless technologies [3G] will bring broadband to hand-held devices. Higher speeds and increased capability will lead to new audio, video and other applications, which may create what many are calling "mobile commerce" (m-commerce) that people will use in ways that are unimaginable today. Moreover, an international effort is underway to make it possible for the next generation of wireless phones to work anywhere in the world.

Memorandum of Advanced Mobile Communications/Third Generation Wireless Systems, 3 Pub. Papers 2171 (Oct. 13, 2000).

In his Memorandum, President Clinton ordered all Federal agencies and departments to take steps to facilitate the development and implementation of modern wireless communications. Id. In a corresponding Press Release, President Clinton declared as the public policy of the government to "allow consumers to enjoy a wide range of new wireless tools and technologies, such as hand-held devices that combine services like a phone, computer, a pager, a radio, a customized newspaper, a GPS locator, and a credit card." Statement on Action to Support the Third Generation of Wireless Technology, 3 Pub. Papers 2170, 2171 (Oct. 13, 2000). President Clinton's prescient vision was that "time is of the essence. If the United States does not move quickly to allocate this spectrum, there is a danger that the U.S. could lose market share in the industries of the 21st century." Id.

President Clinton's initiative was expanded upon in 2009 when the Federal Government allocated billions of dollars for broadband services. President Barack Obama unveiled his Wireless

Expansion Plan declaring that "we can't expect tomorrow's economy to take root using yesterday's infrastructure." President Obama stated in his State of the Union Address, in January 2010, that within the next five years carriers "will be able to deploy high-speed wireless to 98 percent of the population". He addressed the need for "a firefighter who can download the design of a burning building onto a handheld device; a student who can take classes with a digital textbook; or a patient who can have a face-to-face video chat with her doctor".

Further, the facility will provide continued FirstNet service, which will establish, operate, and maintain an interoperable public safety broadband network in this area. Currently, most police, firefighters and emergency medical services personnel often lack the interoperable communications capabilities needed to coordinate and communicate across agencies and jurisdictions when disaster strikes. FirstNet is designed to correct this problem. FirstNet is a nationwide high-speed broadband wireless network providing a single interoperable platform dedicated to first responders. FirstNet was created by the federal Middle Class Tax Relief and Job Creation Act of 2012. In July 2017, the State of New Jersey opted in to accept the FirstNet plan for deploying the nationwide public-safety broadband network that will be built and managed by AT&T. The FirstNet network will strengthen and modernize public safety's communications capabilities, enabling them to coordinate and respond more quickly and effectively during day-to-day operations, as well as man-made and natural disasters. The ability to share data, videos and photos — and to access apps — can provide life-saving insights even before emergency personnel arrive on the scene. Law enforcement, firefighters, paramedics and other public safety officials in every state, county, locality and tribal area will benefit from the FirstNet network.

Finally, Applicant respectfully submits that reliable wireless service, as well as the above-described FirstNet service, is especially critical for the public good during dangerous times like the current pandemic and a potential subsequent second quarantine wave. When people are required to work remotely by the governor's mandate and/or when hospitals are inundated with COVID-19 cases, reliable telecommunications infrastructure and FirstNet are crucial to supporting the public's health, safety and welfare.

REASONS FOR RELIEF

In this case, Applicant has proposed to place its telecommunications antennas on an already approved temporary pole on property that has supported this use. The reasons justifying the site still carry over from the use variance granted for the T-Mobile temporary tower and previous transmission tower and the Applicant is seeking minor site plan approval for this temporary facility.

Section 6409(a) of the Tax Act. On February 22, 2012, the Tax Act became law. Section 6409(a) of the Tax Act provides that a state or local government "may not deny, and shall approve" any request for collocation, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station.

The FCC interpreted Section 6409 of the Tax Act in 2014. *See FCC Report and Order, FCC 14-153*, adopted October 17, 2014 (the "FCC Order"). The FCC Order interpreted that a

substantial change to the overall tower structure as follows: A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

- (i) for towers other than towers in the public rights-of-way, *it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater*; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;
 - (A) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
- (ii) for towers other than towers in the public rights-of-way, *it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater*; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
- (iii) for any eligible support structure, it involves *installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets*; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;
- (iv) *it entails any excavation or deployment outside the current site*;
- (v) *it would defeat the concealment elements of the eligible support structure*; or
- (vi) *it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment*, provided however that this limitation does not apply to any modification that is noncompliant only in a manner that would not exceed the thresholds identified in §1.40001(b)(7)(i)-(iv).

The proposed facility qualifies for approval under Section 6409. AT&T has proposed to collocate its antennas at a maximum height of 87 ft. on a previously approved 100 ft. temporary monopole tower. There is no question that the antennas satisfy the FCC Order's height and width requirements since there is no height increase and minimal width increase proposed. AT&T's antennas are consistent with the existing antennas and will be lower on the monopole than T-

Mobile. The proposed equipment meets the FCC Order's requirements being located on the ballast frame and will require no ground disturbance or excavation. Finally, the Project will comply with the conditions associated with the prior approval for the tower, including the timing limitations for this temporary structure. Accordingly, the Applicant respectfully submits that the Tax Act applies, and the Board is bound by federal law to approve the project.

Given the above, the Applicant respectfully requests that this application be approved by the Board pursuant to state and federal law.

CORPORATE OWNERSHIP DISCLOSURE STATEMENT
NEW CINGULAR WIRELESS PCS, LLC

- I. In accordance with *N.J.S.A.* 40:55D-48.1 & 48.2, please be advised that New Cingular Wireless PCS, LLC is owned by AT&T Mobility II LLC.
- A. AT&T Mobility II LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by Centennial Communications Corp; AT&T Mobility LLC; BellSouth Mobile Data, Inc. and New Cingular Wireless Services, Inc.
1. Centennial Communications Corp, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc.
 - a. AT&T Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is a publicly traded corporation with no individual or entity holding a 10% or greater interest.
 2. BellSouth Mobile Data, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T Inc. (disclosure information for this entity is provided above).
 3. AT&T Mobility LLC, which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by SBC Telecom, Inc.; SBC Long Distance, LLC; and BellSouth Mobile Data, Inc.
 - a. SBC Telecom, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Teleholdings, Inc.
 - i. AT&T Teleholdings, Inc., which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by AT&T Inc. (disclosure information for this entity is provided above).
 - b. SBC Long Distance, LLC, which has a business address at 208 S. Akard Street, Dallas, TX 75202, is owned by SBC Telecom, Inc. (disclosure information for this entity is provided above).
 - c. Disclosure information for BellSouth Mobile Data, Inc. is provided above.
 4. New Cingular Wireless Services, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by AT&T NCWS Holdings, Inc.
 - a. AT&T NCWS Holdings, Inc., which has a business address at 1025 Lenox Park Blvd., NE, Atlanta, GA 30319, is owned by BellSouth Mobile Data, Inc. (disclosure information for this entity is provided above) and SBC Telecom, Inc. (disclosure information for this entity is provided above).



Public Service Electric and Gas Company
80 Park Plaza, T-17, Newark, New Jersey 07102

May 11, 2021

Debra Coonce, Planning & Zoning Coordinator
Long Hill Township Zoning Board of Adjustment
915 Valley Road
Gillette, NJ 07933

UTILIZATION OF PUBLIC SERVICE ELECTRIC AND GAS (PSE&G)
TRANSMISSION TOWERS FOR WIRELESS COMMUNICATION ANTENNA
ATTACHMENT

Dear Ms. Coonce:

Please be advised that PSE&G and New Cingular Wireless (AT&T) have entered into a Master Antenna Site License Agreement. This agreement sets the stage to provide for the use of PSE&G transmission structures to support wireless communications facilities. We believe that the utilization of existing transmission towers is a safe, economic, and aesthetically viable option to the construction of new towers in our state.

Very specifically, we have entered into a site license agreement as it relates to the facility listed below:

- AT&T temporary ballast-mounted monopole located in PSE&G Roseland-Lambertville Right-of-Way
- Located near Long Hill Road
- Long Hill Township, Morris County, New Jersey

In order to assist in the permit process please allow this letter to serve as authorization that New Cingular Wireless (AT&T) has PSE&G's approval to construct the above referenced temporary site and to apply for zoning approval.

Should you have any questions or comments, I would be pleased to discuss this subject with you in detail. Please feel free to contact me at 201-370-5719.

Very Truly Yours,

Public Service Electric and Gas Company

A handwritten signature in cursive script that reads "Anthony Suppa, Jr.".

Anthony Suppa, Jr. P.E.
Project Manager



12920 SE 38th Street, Bellevue, WA 98006

May 18, 2021

RE: Letter of Authorization – Co-Location on T-Mobile tower
T-Mobile Site ID: NJCLT56A
Property address: PSE&G Steel Tower #12/4, Roseland-Lambertville Right of Way, Long Hill Road,
Long Hill Township, New Jersey
Latitude: 40° 41' 10.74" Longitude: -74° 28' 0.29"

To Whom It May Concern:

New Cingular Wireless PCS, LLC ("AT&T") is currently in negotiations with T-Mobile Northeast LLC, a subsidiary of T-Mobile USA, Inc. ("T-Mobile"), to co-locate its communications equipment on the T-Mobile tower located at the Site Address referred to above.

AT&T shall be required by the terms of its proposed agreement with T-Mobile to seek and obtain all necessary local permits and approvals. As a duly authorized representative of T-Mobile, permission is hereby granted to AT&T, and agents thereof, for the purpose of consummating any applications necessary to gain the required approvals from the Township of Long Hill.

Any fees or charges associated with all applications or permits and any conditions placed on the applicant shall be the sole responsibility of AT&T.

Yours truly,

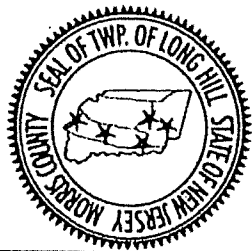
Robin Segundo

Robin Segundo
T-Mobile Towers
T-Mobile USA, Inc.
(360) 823-9319
Robin.Segundo@T-Mobile.com

[a copy of this document shall have the same effect as an original]

T Mobile

12920 SE 38th Street, Bellevue, WA 98006
www.t-mobile.com



TOWNSHIP OF LONG HILL

COUNTY OF MORRIS
GILLETTE, HOMESTEAD PARK, MEYERSVILLE, MILLINGTON, STIRLING

APPLICATION FOR DEVELOPMENT CHECKLIST A

Applicant: New Cingular Wireless PCS, LLC ("AT&T")										Property Address: Long Hill Road				
Owner: Public Service Electric and Gas Company (PSE&G)										Block: 13908	Lot(s): 15.01	Zone: C		
Project Name: Temporary Site / PSE&G Long Hill Site ID P-05XT										Application #:			Date: 4/27/21	
SUBMISSION REQUIREMENTS											STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Completes			
		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver			
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	a b	c	d	APPLICANT	TOWNSHIP		
1	X	X	X	X	X	X	X	X	X	X	Five (5) copies of the completed and signed application forms and proof of payment of all required fees.	C		
2	X	X	X	X	X	X	X	X	X	X	Where waiver(s) from the requirements of the Township of Long Hill Checklist are required for an application, a brief statement explaining the justification for each waiver.	C		
3	X	X	X	X	X	X	X	X	X	X	Certification from the Township Tax Collector that all taxes and assessments are paid to date.	C		
4	X	X	X	X	X	X	X	X	X	X	Verification of denial by the Zoning Officer or Construction Official of the intended use, occupancy and/or construction.	C		
5	X	X	X	X	X	X	X	X	X	X	Any protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plan.	W		
6	X	X	X	X	X	X	X	X	X	X	Zoning information, including zone classification, and all area and bulk requirements with a zoning table showing a comparison to the proposed development; and all dimensions and other site data needed to insure conformity with the Township of Long Hill Land Use Ordinance. Front, rear and side yard setback lines shall be depicted graphically on the plan.	C		
7	X	X	X	X	X	X	X			X	A Boundary and Existing Conditions Survey. Data to include, but not limited to Block/Lot number(s), the location of existing and proposed property lines, lot areas, lot dimensions, structures, easements, and other features and details as required by the laws governing the preparation of surveys in the State of NJ.	C		
8	X	X	X	X	X	X	X			X	All existing and proposed wooded and landscaped areas and proposed buffering and screening, identifying all trees over ten (10) inches in diameter, except that where trees are in mass, only the limits thereof need be shown. A landscaping plan including details as to the size, number, location and type of vegetation and method of planting to be use.	W		

SUBMISSION REQUIREMENTS (Continued)											ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD				APPLICANT	TOWNSHIP	
		MINOR		MAJOR		VARIANCES 40:55D-70								
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	a	b	c				
9		X	X	X	X	X	X	X	X	X	Five (5) copies of requisite plans prepared, signed and sealed by a NJ Licensed professional in compliance with N.J.A.C. 13:40-7.1 et sec. folded with title block exposed to view. Drawings shall be no larger than 24"x36". Title block in accordance with the rules governing the title blocks for professional engineers and land surveyors including: Name of Applicant, Township of Long Hill and Morris County with each sheet specifically titled with appropriately descriptive words. Name, title, address and license number of the professional or professionals who prepared the plan. Written and graphic scale. Date of original drawing and a list of specific revisions and dates.	C		
10		X	X	X	X	X	X	X	X	X	The names, lot and block numbers of all property owners within two hundred (200) feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor shown on the plan.	C		
11	X	X	X	X	X	X	X		X	X	For applications involving signs: a sign application; the location of existing and proposed signs; scale drawings of all proposed signage; a summary of the dimensions and area of all existing and proposed signs; and other plan notes indicating sign materials, lighting, landscaping and all other information needed to review the application.	MA		
12		X	X	X	X	X	X		X	X	Proof of submission to the Morris County Soil Conservation District as applicable.	N/A		
13		X	X	X	X	X	X		X	X	A completed Township soil erosion and sediment control certification form as may be required.	N/A		
14		X	X	X	X	X	X		X	X	Any information required by Ordinance Chapter 143 – Flood Damage Prevention Ordinance, including an application for Development Permit if applicable.	N/A		
15		X	X	X	X	X	X		X	X	Plan information for a Tree Removal Permit.	N/A		
16		X	X	X	X	X	X		X	X	Photograph of photographs showing the property as it currently exists and all structures thereon.	C		
17		X	X	X	X	X	X		X	X	Proof of approval or proof of submission for approval, to Long Hill Board of Health and/or other agency of jurisdiction approval for any application proposing, or potentially requiring modification to a septic system.	N/A		
18		X	X	X	X	X	X		X	X	A listing of approvals required by other governmental agencies, and completed copies of applications made to any other governmental agency with jurisdiction over the application and/or status reports of said applications.	C		
19		X	X	X	X	X	X		X	X	The following legends on any site plan or subdivision plan: (a) Owner Consent Legend; (b) Site Plan / Subdivision Identification Legend; (c) Plan Preparer Legend; (d) Board Approval Legend; (e) Township Engineer Legend; (f) Township Clerk Legend; and (g) Certificate of Occupancy Legend. Legends found at the end of this Ordinance Section.	C		
20		X	X	X	X	X	X		X	X	Owner/Applicant information on plan, including name, title, address and telephone number. If Owner/Applicant is a corporation or partnership, the names and addresses of all shareholders owning ten (10) percent or more of any class of stock of the corporation must be shown.	C		
21		X	X	X	X	X	X		X	X	A key map showing the entire tract and its relation to the surrounding area, including at least one roadway intersection, and including all zone district boundaries within 200' of the property at a scale of one (1) inch equals not more than five hundred (500) feet.	C		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD VARIANCES 40:55D-70			C = Complea	W = Waiver		
		MINOR		MAJOR				b	c					d
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN				APPLICANT	TOWNSHIP		
22		X	X	X	X	X	X		X	X	Acreage figures, including lot tract size, individual lot areas, and area of land to be dedicated for public rights of way.	C		
23		X	X	X	X	X	X		X	X	Existing block and lot numbers of the lot(s) to be subdivided or developed as they appear on the Township Tax Map; proposed block and lot numbers as provided by the Township Tax Assessor upon written request; proposed street numbers as provided by the Township Clerk upon written request.	C		
24		X	X	X	X	X	X		X	X	North arrow and tract boundary line in heavy line.	C		
25		X	X	X	X	X	X		X	X	The location and use of all existing structures, both within the tract and within one hundred (100) feet of its boundary.	C		
26		X	X	X	X	X	X		X	X	A site grading plan where changes in grading are proposed.	C		
27		X	X	X	X	X	X		X	X	The location of all streets, sidewalks, parking areas and driveways with related dimensions.	C		
28		X	X	X	X	X	X		X	X	The location of all structures, including their existing and proposed uses, dimensions to verify building setbacks and separations, and notes indicating whether existing structures will be retained or removed.	C		
29		X	X	X	X	X	X		X	X	The location of all watercourses, railroads, bridges, culverts, drain pipes and natural features, such as treed areas, both on site and within one hundred (100) feet of its boundaries.	C		
30		X	X	X	X	X	X		X	X	Information required to assess conformance with the critical area requirements of Section 142 including the following for the site and each proposed lot: (a) the total critical and noncritical land in area and square feet; (b) the impervious lot coverage of non-critical lands; (c) setback dimensions from all principle buildings to any critical area.	W		
31		X	X	X	X	X	X		X	X	Map noting the location of all critical areas, as defined in the Ordinance, with the source of critical area delineation noted. For sites with no critical areas a plan note, signed by the preparer of the plan, indicating the site contains no critical areas.	W		
32		X	X	X	X	X	X		X	X	For applications that disturb less than 1.00 acre of surface, or that create less than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations shall be provided to verify that 3" of runoff from the equivalent area of new impervious surface is infiltrated into the ground where the subsurface conditions are shown to be suitable for infiltration. In the case where the subsurface condition is shown to be not suitable for infiltration, stormwater control features shall be provided and shown to reduce the post-development runoff rates to the pre-development values (i.e. Zero-Net Increase).	W		
33		X	X	X	X	X	X		X	X	For application that disturbs 1.00 or more acre of surface, or that create more than 0.25 acre of new impervious surface, maps and hydrologic/hydraulic calculations to verify compliance with stormwater management designed in accordance with the Residential Site Improvement Standards (RSIS, NJAC 5:21) and the NJDEP Stormwater Regulations (NJAC 7:8). The calculations shall address runoff rates, total suspended solids, and groundwater recharge. A draft maintenance manual shall also be provided.	N/A		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE			
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			C = Completa	APPLICANT		TOWNSHIP		
		MINOR		MAJOR				VARIANCES 40:55D-70			W = Waiver					
		SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	SUBDIVISION	SITE PLAN	b	a		c				d	
34	X		X	X	X	X	X			X	X			C		
35	X		X		X			X	X	X				W		
36		X	X	X	X	X	X							C		
37		X	X	X	X	X	X							N/A		
38		X	X	X	X	X	X							C		
39		X	X	X	X	X	X							C		
40		X	X	X	X	X	X							C		
41		X	X	X	X	X	X							W		
42			X	X	X	X	X		X	X				C		
43			X	X	X	X	X		X	X				N/A		
44				X	X	X	X							N/A		
45				X	X	X	X							N/A		
46				X	X	X	X							N/A		

SUBMISSION REQUIREMENTS (Continued)										ITEM DESCRIPTION	STATUS		NOTES / LAND USE ORDINANCE REFERENCE	
ITEM #	SITE PLAN WAIVER	PLANNING BOARD OR ZONING BOARD of ADJ						ZONING BOARD			APPLICANT	TOWNSHIP		
		MINOR		MAJOR		VARIANCES 40:55D-70		a	c					d
		SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN	PRILIM	FINAL	SUBDIVISION SITE PLAN	SUBDIVISION SITE PLAN							
47						X	X		X	X	All additional details required at the time of preliminary approval, including a copy of the resolution of approval by the approving authority.	C		
48								X	X	X	Statement of facts in support of an application pursuant to NJAC 40:55D-70.	C		
49				X	X						Plans, profiles, cross-sections and construction details, horizontal and vertical alignments of the centerline of all proposed streets and of all existing streets abutting the tract, as well as similar details on curbing, sidewalks, storm drains, drainage structures and cross-sections every fifty (50) feet of all proposed streets and of all existing streets abutting the tract. Sight triangles, the radius of curb lines and street sign locations shall be clearly indicated at the intersections.	W		
50				X		X					A Final Plat prepared in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9. All dimensions, angles and bearings must be tied to at least two (2) permanent monuments not less than three hundred (300) feet apart and all information shall be indicated on the plat. At least one corner of any subdivision shall be tied horizontally to the NJ State Plane Coordinate system and vertically to the US Geodetic Survey System, with the data on the plat as to how the bearings were determined.	N/A		
51						X	X				All additional details required at the time of preliminary approval including a copy of the resolution of approval by the approving authority.	C		
52						X	X				Detailed engineering data including; (a) final cross sections, plans, profiles and established grades of all streets, aisles, lanes and driveways and construction documents) plans and specifications or reference to) for all public improvements and (b) final plans and profiles of all storm and sanitary sewers and water mains.	N/A		
53						X	X				Copies of any organization documents applicable to homeowners or condominium association or open space organization established to maintain common elements, such as articles of incorporation, the Master Deed, any membership rules, regulations and/or by-laws, if same is to be used to guarantee the maintenance of common elements.	N/A		
54						X	X				Upon the completion of the installation of all utilities, the Applicant shall provide the Township with four (4) copies of "as built" plans showing the installed location of all structures and utilities to be distributed to the Planning & Zoning coordinator, Township Engineer, Construction Official and Zoning Officer.	N/A		
55	X										Any proposed changes to the building façade, parking lot/areas, site lighting, landscaping, dumpster size/location, or other site improvements shall be shown.	N/A		

NOTES:

1. The approving authority may request additional information of any Applicant seeking variance approval if said information is deemed necessary by the Board to make an informed opinion on the application, except that the request for such information shall not be considered grounds to deem any application incomplete.
2. The approving authority may waive submission of any information required of variance or waiver applications in appropriate cases for specific applications, after first considering the opinion of the Technical Review Committee (TRC) on the waiver request made by the Applicant.

<i>Aut</i>	Project Manager	04/27/21
<i>Signature and Title of Preparer of Checklist</i>		<i>Date</i>

Applicant: New Cingular Wireless PCS, LLC ("AT&T")	Property Address: Long Hill Road		
Owner: Public Service Electric and Gas Company (PSE&G)	Block: 13908	Lot(s): 15.01	Zone: C
Project Name: Temporary Site / PSE&G Long Hill Site ID P-05XT	Application #:		Date: 4/27/21

(a). To be signed before submission:

I CONSENT TO THE FILING OF THIS SITE PLAN / SUBDIVISION APPLICATION WITH THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Christopher J. Quinn 4/27/21

Applicant Signature *Date*
 Christopher J. Quinn, Attorney for Applicant
Address

See attached Letter of Authorization

Owner Signature *Date*

Address

(b). To be completed before submission:

SITE PLAN / SUBDIVISION OF:

Block: 13908 Lot(s): 15.01 Tax Map Number: _____

Date of Plan: 4/22/21 REV 3 Scale: _____

(c). To be signed before submission:

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN / SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

Alec S. Norris 4/27/21

Signature and Title *Date*
 Alec S. Norris, PE, Colliers Engineering, formerly Maser Consulting

(d). To be signed before issuance of a building permit:

APPROVED BY THE PLANNING BOARD / ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

Board Secretary: _____ Date: _____

Board Chair: _____ Date: _____

(e). To be signed before the issuance of a building permit (where applicable):

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES:

Township Clerk: _____ Date: _____

(f). **CERTIFICATE OF OCCUPANCY ISSUED:**

Construction Official: _____ Date: _____